

040.A

Map

0005

Block

0011.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised:

462,800 /

462,800

USE VALUE:

462,800 /

462,800

ASSESSED:

462,800 /

462,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		AMHERST ST, ARLINGTON

OWNERSHIP

Owner 1:	SCHATZ ANGELA R &
Owner 2:	HUTTENBACK HEINRICH
Owner 3:	
Street 1:	4 AMHERST ST #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SCHATZ ANGELA -
Owner 2:	-
Street 1:	4 AMHERST ST #2
Twn/City:	Arlington
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1966, having primarily Wood Shingle Exterior and 1235 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7203																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	462,800			462,800
Total Card	0.000	462,800			462,800
Total Parcel	0.000	462,800			462,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	374.74	/Parcel:	374.74

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	462,800	0	.		462,800		Year end	12/23/2021
2021	102	FV	449,800	0	.		449,800		Year End Roll	12/10/2020
2020	102	FV	443,200	0	.		443,200	443,200	Year End Roll	12/18/2019
2019	102	FV	461,700	0	.		461,700	461,700	Year End Roll	1/3/2019
2018	102	FV	409,300	0	.		409,300	409,300	Year End Roll	12/20/2017
2017	102	FV	373,900	0	.		373,900	373,900	Year End Roll	1/3/2017
2016	102	FV	373,900	0	.		373,900	373,900	Year End	1/4/2016
2015	102	FV	336,300	0	.		336,300	336,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHATZ ANGELA,	65051-553		3/16/2015	Convenience	1	No	No		
YU TIANNING	48059-288		8/28/2006		379,900	No	No		
YE BING	43578-283		8/24/2004		356,500	No	No		
POLAR BEAR RT	35386-293		5/1/2002		305,000	No	No		
CHAVES PHILIP	32084-115		11/30/2000		276,500	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1500	Insulate	3,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Measured	DGM	D Mann
5/21/2001	Inspected	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA:

0.00000

Total SF/SM:

0

Parcel LUC:

102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

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o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	49.110000610
Name:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1966	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

RESIDENTIAL GRID

1st Res Grid												Desc: Line 1				# Units		1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals	RMs: 10			BRs: 4			Baths: 1			HB 1								

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	10	4	1
Totals				
	1	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wal:	10	- None	%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj \$ / SQ:	417.115
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628832
Depreciation:	166012
Depreciated Total:	462820

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 040.A-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,235	417.120	515,137
Net Sketched Area:		1,235	Total:	515,137
Size Ad	1235 Gross Area	1235	FinArea	1235

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
7						
5						

IMAGE

